



Quinton Avenue, Great Wyrley
Walsall, WS6 6LP

Offers in the Region Of £285,000

Great Wyrley

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**WELL PRESENTED LINK DETACHED BUNGALOW SET
ON A GOOD SIZED PLOT WITH A GENEROUS
CRETEPRINT DRIVEWAY**42FT
GARAGE**CONSERVATORY****

Paul Carr Estate Agents are pleased to bring to market this well appointed link detached bungalow set on a good sized plot with ample parking and located in Quinton Avenue, a popular residential area of Great Wyrley close to local amenities including shops, schools, Landywood train station and within easy reach of the M6/M54 Motorway network.

This spacious bungalow has an entrance porch leading into the good sized living room which has a large double glazed bow window to the front and a gas fire. The kitchen has a space for a dining table and chairs and a door leads out to the 42ft side garage. There are three bedrooms with one giving access to the conservatory. The shower room has been recently refitted and has a vanity sink unit, WC and shower cubicle.

The low maintenance rear garden has a block paved patio, mature trees and is not overlooked at the rear.

This recently updated and deceptively spacious bungalow is offered with NO ONWARD CHAIN, call Paul Carr Great Wyrley to arrange an appointment to view!





Property Specification

**WELL PRESENTED LINK DETACHED BUNGALOW
LARGE DRIVEWAY & TANDEM GARAGE
GENEROUS LIVING ROOM
THREE BEDROOMS
NEW CENTRAL HEATING BOILER**

Porch

Living Room
6.65m (21'10") x 3.60m (11'10")

Kitchen/Diner
5.03m (16'6") max x 1.82m (6')

Inner Hallway

Bedroom 1
3.63m (11'11") x 3.00m (9'10")

Bedroom 2
3.66m (12') max x 2.72m (8'11")

Bedroom 3
2.15m (7'1") x 2.13m (7')

Shower Room

Conservatory
3.00m (9'10") x 2.79m (9'2")

Garage

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 15th February 2025

Viewer's Note:

Services connected: gas, water, drains, electric

Council tax band: C

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Map Location

